

RE: RE: DTLA - Pacific Reach Properties<NGriff...

Subject: RE: RE: DTLA - Pacific Reach Properties<NGriffin@downtownla.com>
From: "Nhien Lasky" <NLasky@ccala.org>
Date: 10/05/2016 11:41 AM
To: "Dan Dibadj" <ddibadj@retirementconcepts.com>, "Nick Griffin" <@>

Hi Dan, great to meet you too.

I'd love to meet with you next time you're in town.

As Nick mentioned, we're an advocacy and networking organization. Some of the issues we're currently involved in would benefit you as property owners. Specifically, we're aggressively involved in defeating the two ballot initiatives that call for moratorium on development projects in the City and the other which calls for local hire and a larger percentage of affordable residential units. I'm happy to go into specifics. In the meantime, please see attached for our info packet.

Best,
Nhien

 cid:image001

Nhien Lasky

Director of Business Development & Marketing
626 Wilshire Blvd., Suite 200 | Los Angeles, CA 90017
office: (213) 416-7531 | fax: (213) 624-0858
NLasky@ccala.org
ccala.org



From: Dan Dibadj [mailto:ddibadj@retirementconcepts.com]
Sent: Wednesday, October 05, 2016 11:18 AM

To: Nick Griffin; Nhien Lasky

Subject: RE: DTLA - Pacific Reach Properties

Thanks Nick. And yes lunch sounds great.

Nhien, nice to virtually meet you. We a real estate investment and development group based out of Vancouver, Canada. We own a number of assets in Los Angeles. In DTLA we own the National City Bank Tower. We are excited about the growth in DTLA and are very interested in increasing our activity in the area. Please let me know more about your organization and how we can get involved.

Regards,

Dan Dibadj | Acquisitions Manager
D: 604-633-2008 | C: 604-836-6709 | F: 604-608-9497
1160-1090 W. Georgia Street | Vancouver BC | V6E3V7
retirementconcepts.com | pacificreach.com

 email-signature

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From: Nick Griffin [<mailto:NGriffin@downtownla.com>]
Sent: October-05-16 11:10 AM
To: Dan Dibadj <ddibadj@retirementconcepts.com>; Nhien Lasky <NLasky@ccala.org>
Subject: RE: DTLA - Pacific Reach Properties

Dan,

I'm copying Nhien Lasky from our sister organization, the Central City Association, which we discussed briefly during our tour last Friday. CCA is the premier business policy and advocacy group for Downtown Los Angeles. It's also the best networking group in town and the best way to stay informed on who's who and what's happening, with a particular emphasis on the real estate development community.

I will let Nhien take it from here, but we should arrange for the three of us to do lunch next time you are in town.

Thanks.

Nick

Nicholas Ziff Griffin
Director of Economic Development

 <https://www.downtov>

Downtown Center Business Improvement District
626 Wilshire Blvd., Suite 200 | Los Angeles, CA 90017
Call: 213-416-7522 | Fax: 213-416-0858
Web: DowntownLA.com



From: Dan Dibadj [mailto:ddibadj@retirementconcepts.com]

Sent: Wednesday, October 05, 2016 10:52 AM

To: Nick Griffin <NGriffin@downtownla.com>

Cc: Elan Shore <Eshore@downtownla.com>

Subject: RE: DTLA - Pacific Reach Properties

Hi Nick, Elan,

Thanks for taking the time to meet in-person and touring around DTLA last Friday. It was great to get your insight on all the activity going on in the area.

As you know, our group has bought into the story with our purchase of National City Tower, and we continue to be very interested in investing in, developing, and contributing as much as we can in DTLA.

I hope we can continue our dialogue of how downtown is changing and how we can get involved. As mentioned, we would also be interested in sponsorship and/or partnership opportunities. If you can send me some more info on this, that would be appreciated.

Regards,

Dan

From: Nick Griffin [mailto:NGriffin@downtownla.com]

Sent: September-21-16 3:36 PM

To: Dan Dibadj <ddibadj@retirementconcepts.com>

Cc: Elan Shore <Eshore@downtownla.com>; Julia Marino <JMarino@downtownla.com>

Subject: RE: DTLA - Pacific Reach Properties

Great. look forward to touring with you.

From: Dan Dibadj [mailto:ddibadj@retirementconcepts.com]

Sent: Tuesday, September 20, 2016 5:02 PM

To: Nick Griffin <NGriffin@downtownla.com>

Cc: Elan Shore <Eshore@downtownla.com>; Julia Marino <JMarino@downtownla.com>

Subject: RE: DTLA - Pacific Reach Properties

Sounds great. Thanks Nick.

It will just be me - One other team member may join midway.

Yes, we are also interested in the Arts District. We actually owned a building there up until a few years ago.

See you next week.

Regards,

Dan

From: Nick Griffin [<mailto:NGriffin@downtownla.com>]

Sent: September-20-16 4:55 PM

To: Dan Dibadj <ddibadj@retirementconcepts.com>

Cc: Elan Shore <Eshore@downtownla.com>; Julia Marino <JMarino@downtownla.com>

Subject: RE: DTLA - Pacific Reach Properties

Dan,

I've got you slated in for 9:00-10:30. Just come to our office at 626 Wilshire. We will focus the tour on multi-family and hotel properties/developments in:

- Historic Core
- Fashion District
- South Park

And will be sure to cover:

- New employers and retailers coming into town and where they are going
- Areas of DTLA the City wants to see revitalized or developed that haven't happened yet
- City/state infrastructure projects and initiatives in progress or planned

A few questions:

How many people will you have with you?

Are you interested in the Arts District as well?

Looking forward to it!

Best,

Nick

Nicholas Ziff Griffin

Director of Economic Development

 <https://www.downtov>

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From: Dan Dibadj [ddibadj@retirementconcepts.com]
Sent: Tuesday, September 20, 2016 10:44 AM
To: Nick Griffin <NGriffin@downtownla.com>
Cc: Elan Shore <Eshore@downtownla.com>; Julia Marino <JMarino@downtownla.com>
Subject: RE: DTLA - Pacific Reach Properties

Great! Our group is mostly interested in multi-family and hotel properties/developments in the Historic Core, the Fashion District, and more recently South Park. My morning is currently open between 9:00 - 10:30am.

Thanks for the reports – we regularly get these. Great information!

A few things that I am interested in that we can discuss on the tours:

- Who are the new employers and retailers that are coming into town and where are they going?
- Are there specific nodes in DTLA that the City wants to see revitalized or developed, which has not happened yet?
- Are there any city/state infrastructure projects or initiatives currently in progress or being planned for?

Regards,

Dan

From: Nick Griffin [NGriffin@downtownla.com]
Sent: September-20-16 10:14 AM
To: Dan Dibadj <ddibadj@retirementconcepts.com>
Cc: Elan Shore <Eshore@downtownla.com>; Julia Marino <JMarino@downtownla.com>
Subject: RE: DTLA - Pacific Reach Properties

Hey Dan,

Yes, would like very much to meet. Friday morning works well. We can give you a mini-tour. How much time do you have and are there any specific geographic areas (downtown has multiple neighborhoods and submarkets), project types or development issues/trends you are particularly interested in exploring?

In the meantime, following are links to relevant info/reports we produce:

[Q2 2016 Market Report](#)
[Survey of Downtown Residents, Workers and Visitors](#)

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[Downtown LA Renaissance: Economic Impact and Trends Report](#)
[DTLA Retail Report](#)

Let me know about timing and details for Friday and feel free to get back to me with any questions.

Thanks.

Nick

Nicholas Ziff Griffin
Director of Economic Development

 <https://www.downtowl>

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From: Dan Dibadj [ddibadj@retirementconcepts.com]

Sent: Tuesday, September 20, 2016 9:44 AM

To: Nick Griffin <NGriffin@downtownla.com>

Subject: DTLA - Pacific Reach Properties

Hi Nick,

Dan Dibadj here from Pacific Reach Properties.

We are a private real estate investment company based out of Vancouver, Canada. We own the National City Tower building on 8th and Spring along with a number of other commercial properties in Beverly Hills and Hollywood.

I am in LA next week on Thursday and Friday (Sep 29/30) and it would be great to meet with you to chat about what's happening in DTLA!

Are you available for coffee on Friday morning? Perhaps we can walk around DTLA.

Thanks, and look forward to meeting.

Regards,

Dan Dibadj | Acquisitions Manager

D: 604-633-2008 | C: 604-836-6709 | F: 604-608-9497
1160-1090 W. Georgia Street | Vancouver BC | V6E3V7
retirementconcepts.com | pacificreach.com



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